150.0	0002	0003.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	888,100 / 888,100
					USE VALUE:	888,100 / 888,100
					ASSESSED:	888,100 / 888,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
34	-36	FOUNTAIN RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	DUKAS THEODORE &
Owner 2:	ELLENBURG-DUKAS NAOMI
Owner 3:	
Street 1:	236 PAYSON ROAD
Street 2:	
Twn/City:	BELMONT
St/Prov:	MA Cntry Own Occ: N
Postal:	02478 Type:

PREVIOUS OWNER

Owner 1:	ELLENBERG-DUKAS NAOMI -
Owner 2:	-
Street 1:	236 PAYSON ROAD
Twn/City:	BELMONT
St/Prov:	MA Cntry
Postal:	02478

NARRATIVE DESCRIPTION

This parcel contains .108 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1921, having primarily Stucco Exterior and 1924 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 8 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	7	Steep
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	4725.000	433,800	4,900	449,400	888,100
Total Card	0.108	433,800	4,900	449,400	888,100
Total Parcel	0.108	433,800	4,900	449,400	888,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 461.59 | /Parcel: 461.59

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID: 150.0-0002-0003.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	433,800	4900	4,725.	449,400	888,100		Year end	12/23/2021
2021	104	FV	414,900	4900	4,725.	449,400	869,200		Year End Roll	12/10/2020
2020	104	FV	414,900	4900	4,725.	449,400	869,200	869,200	Year End Roll	12/18/2019
2019	104	FV	327,600	4900	4,725.	421,300	753,800	753,800	Year End Roll	1/3/2019
2018	104	FV	327,400	4900	4,725.	348,300	680,600	680,600	Year End Roll	12/20/2017
2017	104	FV	308,000	4900	4,725.	320,200	633,100	633,100	Year End Roll	1/3/2017
2016	104	FV	308,000	4900	4,725.	292,100	605,000	605,000	Year End	1/4/2016
2015	104	FV	276,100	4900	4,725.	286,500	567,500	567,500	Year End Roll	12/11/2014

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 11710

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ELLENBERG-DUKAS	67362-48		6/2/2016	Convenience	1	No	No		
	13671-239		4/1/1979		70,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
4/14/2018	MEAS&NOTICE	HS	Hanne S
11/1/2008	Meas/Inspect	197	PATRIOT
12/20/1999	Inspected	276	PATRIOT
12/7/1999	Mailer Sent		
11/22/1999	Measured	268	PATRIOT
7/13/1993		PC	PHIL C

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4725		Sq. Ft.	Site		0	80.	1.19	9									449,400						449,400	

Total AC/HA: 0.10847 | Total SF/SM: 4725 | Parcel LUC: 104 Two Family | Prime NB Desc Brackett | Total: 449,400 | Spl Credit | Total: 449,400

PRINT

Date	Time
12/30/21	12:58:20

LAST REV

Date	Time
04/27/18	08:38:39

ekelly

User Acct: 98744

GIS Ref:

GIS Ref:

Insp Date: 04/14/18

!11710!

USER DEFINED

Prior Id # 1:	98744
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Patriot Properties Inc.

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	6 - Stucco		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	TAN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1921	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	50	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Fair

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV	- Average	31. %
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:			31 %

CALC SUMMARY

Basic $ / SQ:	180.00
Size Adj.:	1.19573808
Const Adj.:	0.99495000
Adj $ / SQ:	214.146
Other Features:	118300
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	628734
Depreciation:	194908
Depreciated Total:	433827

COMMENTS

SINK IN BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units	2	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	8	BRs:	2	Baths:	2	HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

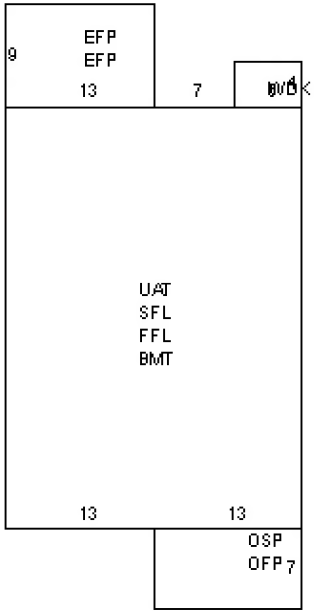
No Unit	RMS	BRS	FL
2	4	1	
Totals			
2	8	2	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	214.15
Special Features:	0	Val/Su Net:	121.61
Final Total:	433800	Val/Su SzAd	225.47

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	962	64.240	61,803
FFL	First Floor	962	214.150	206,008
SFL	Second Floor	962	214.150	206,008
UAT	Upper Attic	241	85.660	20,601
EFP	Enclos Porch	234	38.660	9,047
OFP	Open Porch	91	34.460	3,136
OSP	Screen Porch	91	37.900	3,449
WDK	Deck	24	15.920	382
	Net Sketched Area:	3,567	Total:	510,434
Size Ad	1924	Gross Area	4288	FinArea 1924

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

150.0-0002-0003.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X19	A	AV	1930	21.58	T	40	104			4,900			4,900

More:	N	Total Yard Items:	4,900	Total Special Featues:	Total: 4,900